
**Z-2534
ARETZ, LLC
A & R1 TO GB**

**STAFF REPORT
June 13, 2013**

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner is requesting the rezoning of 10.89 acres from A & R1 to GB located on the former Aretz Airport located between CR 300 North and the new SR 25, just east of Old SR 25. Currently petitioner operates a building contracting business (SIC 15) by special exception. Petitioner applied for I3 zoning for this same property at the March APC, but it was denied and then withdrawn prior to the County Commissioner's meeting (Z-2523). This rezone would allow the business to continue by right and potentially allow other uses. The site is located in Fairfield 11(NW) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

This site was originally zoned R1, single-family residential. In 1998, 5.9 acres were rezoned to A (Z-1812) to allow for petitioner's business by special exception. Twenty acres adjacent to the east were rezoned to I2 (Z-2257). GB zoning was approved in April for the land abutting north of the site in question (Z-2522 and 2524); I3 zoning is adjacent to the south.

AREA LAND USE PATTERNS:

Petitioner's building contracting business is located on the A zoned portion of the subject site. The southern half, which is zoned R1, is currently unimproved and open. The business utilizes buildings from the defunct Aretz Airport.

North of this site are two lots: one supports a single-family home and the other is unimproved. Further north are a gas station and a handful of single-family homes. Adjacent to the east is a manufacturing facility, Roadworks. The Hoosier Heartland, SR 25, is adjacent to the south.

TRAFFIC AND TRANSPORTATION:

Currently, the site has two access points to CR 300 North. Traffic counts taken in 2008 indicate that 3,471 vehicles travel this stretch of CR 300 daily.

The new State Road 25 (The Hoosier Heartland), a 4-lane limited access highway, borders this site to the south.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

No public utilities are located in the area; all uses are served by septic and well.

Per UZO 4-9-3-a, bufferyards are required where GB zoning abuts I2 zoning to the east.

STAFF COMMENTS:

Late last year, petitioner contacted the Building Commission and staff about building additional structures to serve his general contractor's business. Staff's advice was to either seek an expansion of his special exception approval or rezone to a district that would allow his business by right. Additionally, petitioner indicated that he might want to operate another business, mini-storage warehousing, on this same land. In addition to subdividing, he was also advised that either GB or industrial zoning would allow both uses.

At the March APC meeting I3 zoning was requested, but the request received a negative recommendation from both Staff and the plan commission. Petitioner withdrew the request before it could be heard by the County Commissioners. Now, a rezone for General Business has been filed.

As staff said in the previous staff report (Z-2523), until public sewer and water are available in the area, these requests for commercial and industrial zoning are premature. Given the development pressure around the newly completed highway, staff agrees that in the future, residential and agricultural zoning will no longer be appropriate for this area. In staff's opinion, the future of this land is to serve the traveling public and support freight operations and logistics. From a zoning perspective, this translates to HB (Highway Business), I1 or I2 zoning, but *only* when utilities are available to the area.

STAFF RECOMMENDATION:

Denial